



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of February 20, 2010**

**DATE:** February 4, 2010

**SUBJECT:** U-3192-08-2 USE PERMIT AMENDMENT for the addition of a toddler program to an existing preschool, located at 4701 Arlington Boulevard (RPC #20-025-001)

**Applicant:**

Arlington Forest United Methodist Church  
4701 Arlington Boulevard  
Arlington, Virginia 22203

**By:**

Lisa Banowit  
Chesterbrook Montessori

**C.M. RECOMMENDATION:**

Approve the use permit amendment request subject to the conditions of the staff report, with a County Board review in one (1) year (February 2011).

**ISSUES:** This is a use permit amendment request for the addition of a toddler program to an existing preschool located at the Arlington Forest United Methodist Church, and no issues have been identified.

**SUMMARY:** The proposed new Montessori program is for a maximum of 50 toddlers (18 months – 3 years old), and would operate from 9 a.m. to 12 noon Monday through Friday. At full enrollment, there would be 10 staff members required for the proposed program, in addition to the approximately eight (8) staff members associated with the existing preschool. The parking lot has 53 parking spaces, which is more than sufficient to support the 18 parking spaces required for both Montessori programs (one space per staff person) and to provide sufficient area for the pick-up and drop-off of children. The use will not conflict with other uses in the area and no adverse impacts are anticipated. Therefore, it is recommended that the use permit be approved subject to the conditions of the staff report, and with a review by the County Board in one (1) year (February 2011).

County Manager: BMD/GA

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-5503

5.

**BACKGROUND:** The Arlington Forest United Methodist Church (AFUMC) has occupied the site at 4701 Arlington Boulevard since 1940. The facility was designed for a congregation exceeding 500 participants. The following is additional information about the property and site:

Site: The site is 46,971 square feet and is bordered on the north and east by play areas and parking lot areas owned by the adjacent property owner, the Arlington Assembly of God Church. To the west of the site are single-family detached homes. The site fronts on the Arlington Boulevard off-ramp/frontage road, which has access onto Henderson Road. The site is bordered on the south across Arlington Boulevard by single-family detached homes and town homes.

Zoning: The site is zoned “R-6” One-Family Dwelling Districts. Preschool uses are permitted as a special exception pursuant to *Section 36. Administration and Procedures, Subsection G.4* of the Arlington County Zoning Ordinance.

Land Use: The site is designated on the General Land Use Plans as “Low Residential” (1-10 units/acre).

Neighborhood: The use is located in the Buckingham Citizens Association area and is adjacent to the Arlington Forest Civic Association. The Arlington Forest Civic Association has responded that they have no issue with the applicant’s proposal. The Buckingham Citizens Association has not responded to staff request for comment.

By way of background, in February 2008, the County Board approved a use permit for a Chesterbrook Montessori preschool operation at the Arlington Forest United Methodist Church for a maximum of 65 children ages 3 to 6. There are eight (8) staff members currently associated with the preschool. The preschool occupies the existing 3,000 square feet children’s Sunday school area located on the second floor of the northeast wing of the building.

**DISCUSSION:** The applicant is requesting an amendment to an existing use permit for a Chesterbrook Montessori preschool operation at the Arlington Forest United Methodist Church. The proposed amendment is for a program for toddlers (ages 18 months – 3 years) to be located in the basement of the church separate from the existing preschool, which is located on the second floor of the church. The program would operate Monday through Friday between 9 am and 12 noon. The applicant proposes a maximum of 50 children for the toddler program.

At full enrollment, there would be approximately 10 staff persons associated with the new program, based on State and DHS standards. The preschool parking requirement is based on the Zoning Ordinance requirement of one space per staff or employee. The existing parking lot has 53 parking spaces, sufficient to provide parking for the 10 staff persons associated with the toddler program, as well as the eight (8) parking spaces for staff members currently used by the existing preschool. The typical use of the parking lot during the week by other uses on site includes two (2) staff people for the Church.

Child Care Office staff has visited the site and are in support of the applicant’s request. The applicant has also been in contact with the Inspection Services Division. However, the basement space requires certain renovations in order to meet the Child Care Office requirements for the

proposed age group, as well as County Building Code requirements. Because of these uncertainties, it is important that the final maximum capacities for the rooms and for the outdoor play space be determined by the Child Care Office per Conditions # 3 and Condition #4, pending the final measurements that will be determined once the build-out is complete.

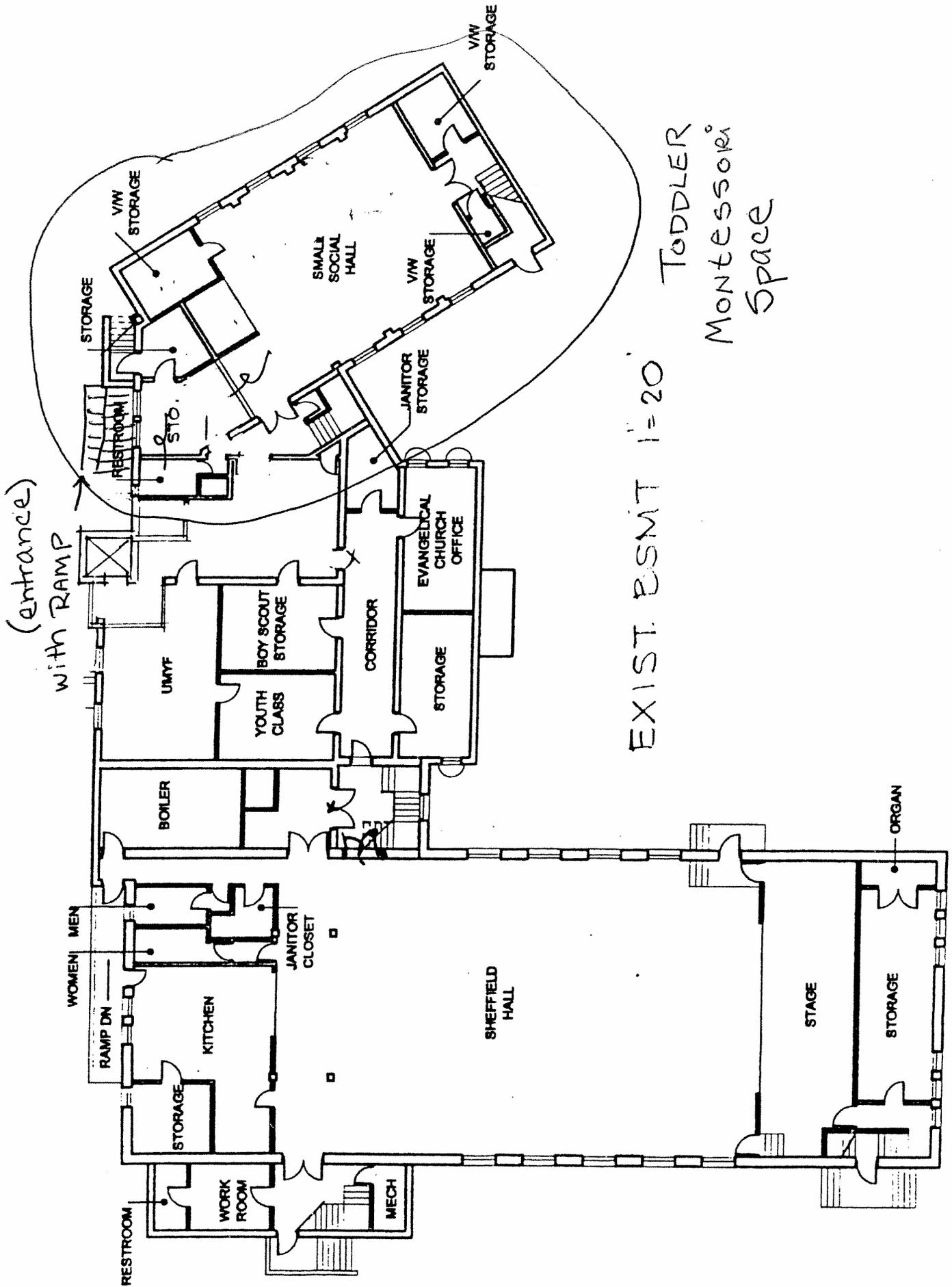
**CONCLUSION:** The use permit amendment request for a Chesterbrook Montessori toddler program at the Arlington Forest United Methodist Church has been evaluated by relevant staff and adverse impacts are not anticipated. The site provides adequate space and services for the proposed number of children. The applicant would be expected to continue to work closely with Child Care staff to ensure that all State and local childcare codes are met. The Arlington Forest Civic Association has indicated to staff that they have no issues with the applicant's request. Therefore, it is recommended that the use permit be approved subject to all previously approved conditions and one (1) modified condition, with a County Board review in one (1) year (February 2011).

Modified Conditions:

1. The applicant (as used in these conditions, the term "applicant" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the conditions set forth below.
2. The applicant agrees to meet the requirements of the Child Care Ordinance, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including acquiring the required assembly permit prior to the issuance of a certificate of occupancy.
3. Child Care staff shall make the final determination on the appropriate number of children to be included in the programs, not to exceed ~~65~~ 115 children total, and the final determination ensuring the public/teacher ratios for the group.
4. The applicant shall work with Child Care staff to provide appropriate sized groups of children who could occupy the on-site outdoor play space at any given time. The applicant agrees to work closely with the Child Care staff in the development of any changes to the outdoor play space.
5. The applicant agrees that children receiving care shall be escorted from the drop off to and from the building by staff at all times.
6. The applicant agrees that children receiving care shall be escorted from the play area to and from the building by staff at all times.
7. The applicant agrees that the hours of operation are Monday through Friday between 8:30 a.m. and 4 p.m. The school year runs from September through May, followed by a three week summer school in June.

PREVIOUS COUNTY BOARD ACTIONS:

- |               |   |
|---------------|---|
| February 2008 | Approved use permit for preschool for up to 65 children ages 3 – 6, with a County Board review in one (1) year (February 2009).   |
| February 2009 | Renewed use permit for preschool for up to 65 children ages 3 – 6, with a County Board review in three (3) years (February 2012). |



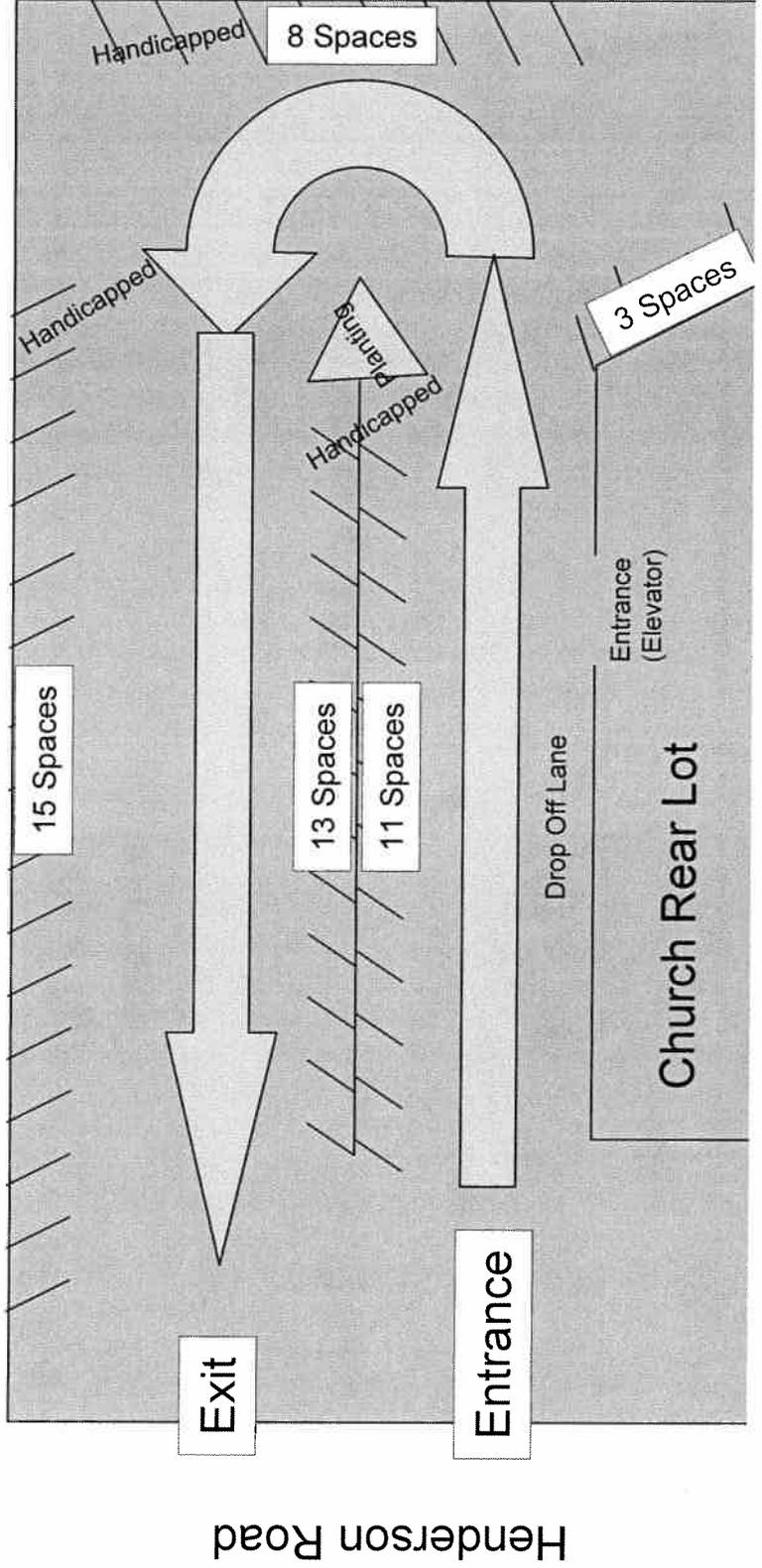


4701 Arlington Blvd.

Ample street parking  
on Henderson Rd



### Grass Playground Area





**U-3192-08-2**  
**4701 Arlington Boulevard**  
**(RPC #20-025-001).**

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.



Not To Scale

